

The City of NORMAN

201 West Gray A • P.O. Box 370 Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT Phone: 405-307-7112

CASE NUMBER: PD22-04

APPLICANT:

JM Civil Engineering

DATE:

February 10, 2022

LOCATION:

WARD:

SW Corner of E. Cedar Lane Road

and Classen Boulevard

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of Rezoning and Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider development of an automobile service station for oil changes. This property is currently zoned C-1, Local Commercial District, and rezoning to C-2, General Commercial District is requested. The property will also be preliminary platted.

Please join us for a Pre-Development discussion of this proposal on **Thursday, February 24, 2022 from** <u>6:00 p.m.</u> until <u>6:30 p.m.</u> The meeting will be held in Conference Room C of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

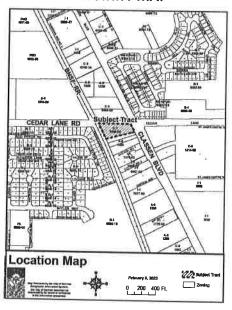
This applicant has filed a concurrent application for Planning Commission consideration of this project at their March 10, 2022 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Kyle Flaming, (469) 270-3758 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 22-04

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER JM CIVIL ENGINEERING	3600 Classen Blvd. (HWY 77)	Norman, OK 73071
EMAIL ADDRESS KFLAMING@JMCIVILENG.COM	NAME AND PHONE NUMBER OF CONTACT Kyle Flaming (469)-270-37 BEST TIME TO CALL:	
Concurrent Planning Commission review requested and appli	ication submitted with this application.	
A proposal for development on a parcel of land, generally log 3600 Classen Blvd. (HWY 77) Norman, OK 7307		Road and 3600
and containing approximately 1.38		
Council for consideration within the next six months.	cres, will be brought forward to the Plannin	g Commission and City
The Proposed Use(s) in this development will include (please each use):	se describe specific land uses and approxin	nate number of acres in
The development is an automobile service statio	n, where individuals can take their	vehicles for motor
oil maintenance. The 1.38 acres contain a propo	sed building, landscape areas, side	walks, and parking
which will improve the image of the site. A deten		
This will continue to offer the residents of Norma	n with easy access to goods and se	ervices provided by
Take Five Oil,		
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		=======================================
This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning
☐ 2025 Plan Amendment ☐ Growth Boundary	☐ Deed or Legal Description	Commission Review Requested:
☐ Land Use	Radius Map	Tespesites.
☐ Transportation	Certified Ownership List	Received on:
Rezoning to C-2, General Commercial District(s)	Written description of project	2-8-2027
Special Use for	Preliminary Development Map	at 3:36 a.m./p(m)
Preliminary Plat(Plat Name)	Greenbelt Enhancement Statement	a.m.spine
☐ Norman Rural Certificate of Survey (COS)	Filing fee of \$125.00	by
Commercial Communication Tower	Current Zoning: C-1	-
	Current Plan Designation: Commercial	

Letter of Intent

Purpose: Letter of Intent

Property Description: Take Five Express Oil Change located SW corner of E. Cedar Lane Road and 3600 Classen Blvd. (HWY 77) Norman, OK 73071.

SUMMARY

This document shall serve as the Letter of Intent to the City of Norman for the Special Use Permit Application submitted by JM Civil Engineer acting as applicant on behalf of the current owner TAKE FIVE, Inc. The existing site is vacant. The proposed Express Oil Change facility will include a 1400 square foot building, This property is zoned C-1.

GENERAL BUILDING AND SITE LAYOUT

This site will include seven (7) regular parking spaces as well as one (1) van accessible handicap spaces and a loading area. Additional items that will be located on-site include dumpster enclosure, and crosswalks.. There will be a detention area to mitigate the drainage runoff. The hours of operation is 7am-7pm on weekdays, 7am-6pm on Saturdays and 10am – 4pm on Sundays. Typically the business will have 7-10 employees on payroll depending on shop volume.

CONCLUSION

As described above, the proposed TAKE FIVE Express Oil Change appears to be consistent and in compliance with the City of Norman land use plan and should not adversely affect the adjacent properties. The proposed new building and additional landscaping should greatly improve the image of the site while continuing to offer the residents of Norman easy access to the goods and services provided by TAKE FIVE Express Oil Change.

SITE DEVELOPMENT PLANS NAJ9 BTIS 100 Central Expressions 3 Sulte 215 Alten TX 72013 Ph. 214-491-1830 John Medselle, PE CIVIL ENGINEER 05/05/55 Norman, Oklahoma 73071 3000 Classen Boulevard CTAKE FIVE OIL JOHNAN, OKLAHOMA 73071 SITE KEY NOTES:

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